

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R44577

Property Information

property address: 118 HARDY
legal description: SUBER #2, LOT 7.8.22 & 23 (PTS OF)
owner name/address: KASSEM, ADNAN S
1317 MULLINS LOOP S
COLLEGE STATION, TX 77845-3521
full business name: N/A
land use category: vacant type of business: N/A
current zoning: SC-B occupancy status: ~~vac~~ occup.
lot area (square feet): 14553 frontage along Texas Avenue (feet): N/A
lot depth (feet): 175 sq. footage of building: 0
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
NO NO NO 60

Improvements

of buildings: 0 building height (feet): _____ # of stories: _____
type of buildings (specify): _____
building/site condition: 1

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front & side

approximate construction date: _____ accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: _____
lot type: ☐ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☐ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

vacant lot - extremely run down - has been
neglected. littered - debris present
& Broken slab on property